



TOWN OF  
VICTORIA PARK



# Lathlain Park Advisory Group

Notes – 10 March 2022



**WE'RE OPEN**  
VIC PARK

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# 1 Opening

The meeting opened at 5:33pm

## **Acknowledgement of country**

*Ngany kaaditj Noongar moort keny kaadak nidja Wadjak Noongar boodja. Ngany kaaditj nidja Noongar birdiya – koora, ye-ye, boorda, baalapiny moorditj Noongar kaaditjin, moort, wer boodja ye-ye.*

I acknowledge the traditional custodians of this land the Whadjuk Nyungars from the Nyungar nation and pay my respects to past present and emerging leaders, their cultural heritage, beliefs and relationship with this land which still continues today.

## **2 Attendance**

**Town Representative**

Mr Paul Kellick (*Presiding Member*)

**Mayor**

Mayor Karen Vernon (*Deputy Presiding Member*)

**Banksia Ward**

Cr Peter Devereux

**Perth Football Club**

Mr Russ Clark

**West Australian Football Commission**

Mr Tom Bottrell

**Lathlain/Carlisle representative**

Mr Timothy Botica

**Chief Operations Officer**

Mr Natalie Adams

**Strategic Projects Manager**

Mr Andrew Dawe

**Coordinator Communications and Engagement**

Mr Simon Duffecy

**Meeting secretary**

Mrs Alex Louise

**Presenters**

**Observers**

Mr Fraser McInnes, PFC

Mr Steven Rose, WAFC

**Apologies**

### 3 Presentations

Nil

### 4 Items for discussion

#### 4.1 Community Engagement Update

<b>Reporting officer</b>	Strategic Projects Manager
<b>Origin of request</b>	Strategic Project
<b>Attachments</b>	Nil

#### Purpose of the item

To provide the members of the Lathlain Park Advisory Group an update on the proposed Community Engagement for the project.

#### Outcome

Feedback is being sought on the proposed activities for the community engagement planned for the project.

#### Discussion points

The following items will be discussed:

- Promotional Video
- Community Survey
- Community Drop In session

#### Strategic outcomes

<b>Civic Leadership</b>	
Strategic outcome	Intended public value outcome or impact
CL02 - A community that is authentically engaged and informed in a timely manner.	As a result of this item and proposed engagement, it is envisaged that the Lathlain community will be authentically engaged in a timely manner.

#### Next steps

The next steps will include the release of the promotional video, community survey and the community drop-in session.

#### Outcome

The group discussed:

- The Community Engagement to occur with a focus on community spaces within the new facility. Looking at an Open Day on Saturday 19 March 2022 for the community to find out more about the project.
- What were the contingency plans with concerns about growing Covid cases escalating. It was

advised that the numbers would be controlled and use of the sqm rule State Government guidelines would be in place.

- Were advised that 30 responses were received within the first few days to the survey.

## Actions

### 4.2 Project Design Update

<b>Reporting officer</b>	Strategic Projects Manager
<b>Origin of request</b>	Strategic Project
<b>Attachments</b>	Nil

### Purpose of the item

Is to discuss the current status of the project including the design status and the telecommunication towers.

### Outcome

To ensure the members of the Lathlain Park Advisory Group are updated on the progress of the design of the various options and current delivery methodology.

### Discussion points

The following items will form the basis of the discussion:

- The Four Concept Design Options
- Project Delivery Methodology
- Impact of Telecommunication Towers
- Funding Update
- Management Models

### Strategic outcomes

Civic Leadership	
Strategic outcome	Intended public value outcome or impact
CL03 - Well thought out and managed projects that are delivered successfully.	This item will ensure well thought out and managed projects are delivered for the town.

### Next steps

The next steps will include a breakout session at this meeting to capture feedback. It is envisaged that a report will go to council complete with four concept options.

## Outcome

The group discussed the February 2022 OCM and proposed delivery methodology:

- Whether the Town's budget will be spent on stage 1, advised that it would be.

- Whether the Town would contribute to stage 2, advised yet to be determined but likely not.
- Whether it is anticipated that the Town would be leasing the land in respect of Stage 2, similar to WCE, advised to be determined but might be part of the consortium.
- Whether stage 1 had community facilities in it, advised some.
- What would happen with the telecommunications towers, advised they would not be moved before 2024 in line with the leases running out.
- Whether stage 1 tower would house those telecommunications towers, advised it could but that it might not be the best outcome.

The group discussed the consortium update:

- That the consortium had confirmed their commitment to providing community access and confirmed they would be offering much more money. They would like the space to consider the relocation of the Burswood and Lathlain operations. This will be heavily vetted against the community feedback received but would be in alignment with the Town's infrastructure strategy.
- That designs meetings will be commenced.
- That a concern is Banjima in finding the right people to liaise and was advised to sit down with their traditional owners. The way forward would be a meeting with the Town Mindeera group for Waalitj and Banjima.
- That the Strategic Project manager would like to achieve an MOU to lock in community access, funding arrangements, seed funding.
- At the February 2022 council meeting the resolution was passed to stage this project. Council may not have understood that it could potentially create a separate building. Referring to WCE, WAPPC had to approve the use of the land and WCE had to put in plans for their building. This appears to be suggesting that the Towns agreement would facilitate not just a new PFC but that it would also facilitate another process akin to WCE. The group was advised that the EOI went through finding out who we wanted to be involved with. Leasing of the land was not the intent. The intent was that the PFC and function center could progress in a timely fashion. The additional Waalitj community facility would be to achieve outcomes. It is envisaged that it will remain the Town's development. Intent for stage 2 is that it is one building delivered in 2 stages, preferable with one architect, but not necessarily with the same builder.
- Whether the consortium would fund the whole building, advised not the whole but a significant amount.
- That the community consultation would cover both stage 1 and stage 2.
- That the community facilities would provide some community and function space in Stage 1 but that further community space requirements, such as the art hub, will be tested in the survey and may only be available in stage 2.

The group discussed the management model update

- That at the next meeting a consultant will be brought in to present the management model

The group discussed the design review panel

- That the project is not looking at removing any trees and the panel's feedback was positive.

The group discussed the design review panel concept design options and discussion - options pro/cons:

- What the impacts would be if Stage 2 does not occur, as the costs for landscaping and parking would still be significant and would that be the best use of that land with "dead" space. The group was advised that the Strategic Project Manager would seek architect advice and would provide further concept designs addresses these areas within a few weeks.
- Whether the funding agreement requests construction within a specific time and were advised that the document says construction commencing prior to December 2022.

- Requested that the community consultation makes it clear to the community that some items will not be in stage 1 and that further items will require an expanded budget
- Whether there is an option that the Town will be managing the design, consortium bring money to the table (but looking at a reduced lease cost for consideration of their contribution), and the Town seeks additional funding, which together will finance stage 2, advised that would be the intent.
- Further clarified that the community facility in stage 1 is just the function space at this point, advised yes.
- Concerns expressed over community disappointment if only a function space was delivered, advised that nothing is definite and it is taking time to work it through, critical point is that there wasn't enough funding, hence the EOI process. It is hoped that the survey and drop-in sessions will clarify community expectations.
- Whether in relation to Option 2 would be the build of option 1 with an extra floor without fitout, not funded, advised yes.
- That contingencies were in Option 1 given growing construction costs in current economic/world climate.

## Actions

Nil

### 4.3 Project Breakout Workshop

<b>Reporting officer</b>	Strategic Projects Manager
<b>Origin of request</b>	Strategic Project
<b>Attachments</b>	Nil

### Purpose of the item

To give the opportunity to the Lathlain Park Advisory Group members to provide feedback and raise any concerns with regards to the project.

### Outcome

To ensure all Lathlain Park Advisory Group Members are heard on all aspects of the project.

### Discussion points

Members of the group will be broken off into smaller groups to discuss the pros and cons of the proposed options and any other concerns.

### Strategic outcomes

<b>Civic Leadership</b>	
Strategic outcome	Intended public value outcome or impact
CL02 - A community that is authentically engaged and informed in a timely manner.	As a result of this item and proposed engagement, it is envisaged that the Lathlain community will be authentically engaged in a timely manner.



## Next steps

Feedback will be collated to help inform the design options.

## Outcome

Further to the discussion in 4.2 above the group:

- Whether there was a disconnect between stage 1 and 2.
- What the community expectation was from stage 1.
- Sought clarity of Waaltij's participation
- Sought clarity of the council endorsed item in February and how that relates to stage 1 and 2

## Actions

Strategic Projects Manager to liaise with Governance to clarify what council endorsed and how that translates into stage 1 and 2

## 5 General business

Nil

## 6 Actions from previous meetings

### Actions – 19 January 2022

#### **Item: 4.1 Lathlain Park Zone 1 Update - Project Brief Development**

Action: Are the green star minimum requirements the same as legal requirements

11 March 2022 – to be carried forward to next meeting

Action: Confirm the wording from the Council report referencing green star.

11 March 2022 – to be carried forward to next meeting

#### **Item: 5 General Business**

Action: Will the WA Football commission be part of the meeting (of the Lathlain Advisory Group – noting their non-attendance currently)

11 March 2022 - The WAFC be part of the meeting had been confirmed - Steven Rose to be the new representative. Action complete.

## 7 Close

There being no further business the meeting closed at 7:12pm